

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
RTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – FEBRUARY 20, 2008

Present: Chris Eckert, Dave Gordon, Matt Connell, Larry Smith, Dick Rodenbach, Nick Caprioli, Atty. Tim McManus, Engineer Chris McDermott, Township Manager Dave Albright and Office Manager Cathy Martinelli.

Absent: Dave Johnson

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

Minutes. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to approve the minutes of the January 16, 2008 meeting, as distributed. (6-0)

Submittals: None.

Plan Review:

Saeger, Kenneth & Joan. (Minor lot line Adjust) Effort Associates. Bill Kresge was present on behalf of this plan. This is a lot line adjustment primarily in Polk Township. It was requested to place a note on the plan regarding the lot size. Certification signatures are required. Item #16 need to add Chestnuthill Township's name to the note on the plan. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to conditionally approve this plan subject to the above conditions being met as well as obtaining Polk Township's approval prior to Chestnuthill signing the plans.(3-0) (Plan date Nov 2007) **(90-day review ends 4/16/08) (SEO: no sewage planning required)**

Kinslev's Plaza Phase I. (Prelim LDP) Niclaus Engineering. Lou Cozza was present on behalf of this plan. He gave the Commission an update, he is working on the landscaping plans and they have eliminated the drive thru pharmacy. A brief discussion ensued. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 8/17/07) (Accepted 9/19/07) **(waiver until 3/21/08)** (Rev. 12/4/07, 1/30/08) **(SEO: planning module incomplete)**

Bridge Associates of Brodheadsville. (Minor Subdivision) Bue-Morris Associates. Roger Bue-Morris was present on behalf of this plan. The Monroe County Planning Commission comments have not been received. SEO, Helen Beers also said that a planning module is needed, the testing is complete however, and the paperwork needs to be completed. Helen told the owner Mr. Luckner, until the planning module is complete and approved the facility is limited to 750 gallons a day. A brief discussion ensued and on motion made by Matt Connell, seconded by Dick Rodenbach it was voted to conditionally approve this plan subject to the receipt of the MCPC comments. (6-0) (Plan date 6/25/07) (Accepted 7/18/07) **(open ended waiver 9/25/07)** (Rev. 9/11/07) **(SEO: planning module testing complete, paperwork needs to be completed)**

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 3/30/06) (Received 3/31/06) (Accepted 4/19/06) (**Open ended waiver 6/22/06**) (**SEO: primary and reserve area testing complete**) (**Rev. 10/4/07**)

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. LLP It was asked via phone to table this plan. On motion made by Matt Connell, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) (**Waiver until 3/31/08**) (**Rev. 8/23/06**) (**SEO: no flows have been submitted**) (**SEO: no flows have been submitted**)

Hottenstein, Ester Estate. (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan. On motion made by Matt Connell, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/16/07**) (**Rev 1-8-07**) (**SEO: planning module ready for approval**)

Pratixa Land Development. (Prelim/Final Plan) Carbon Engineering. Greg Haas was present on behalf of this plan. Engineer McDermott said he is concerned about the light splash over to the adjoining residence. Engineer McDermott's review letter dated 2/13/08 was reviewed. There was an issue regarding structures in the buffer area and Atty. McManus suggested he speak with Atty. Hanna because this issue may have to go back to the Zoning Hearing Board for clarification. A lengthy discussion ensued. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to table this plan. (6-0) (Plan date 9/5/07) (Accepted 10/17/07) (**waiver until 7/31/08**) (**SEO: engineer comments of 2/3/08 must be addressed**)

Applegate Land Development (Prelim Land Dev) George Fetch. George was present on behalf of this plan. Engineer McDermott did not have time to review this revised plan since it was brought in late. George has requested a letter from our Engineer stating that the Township Stormwater Ordinance requirements have been met. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 6/7/99) (Accepted 10/17/07) (**open ended waiver 12/20/07**) (**Rev. 2/8/08**) (**SEO: testing complete**)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business.

Comments on proposed Stormwater Management Ordinance. A lengthy discussion ensued on this ordinance. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to recommend approval subject to review of Sec 704 Maintenance Fund, making it more user friendly. (6-0) On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to recommend approval of Sec. 98-61 Sub Division and Land Development Ordinance. (6-0)

Public Comment. None.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to adjourn at 8:25 p.m. (6-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary